

Office to the Rear of Unit E2

Ref No: 3653

Broomhill Way, Torquay, Devon, TQ2 7QN



Affordable Office Accommodation on Popular Business Estate

Easy Access to the South Devon Expressway

Approximate Area: 40m² (430 sq ft)

Parking Spaces Available

Viewing Highly Recommended

Annual Rental of £3,500

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Office to the Rear of Unit E2

Broomhill Way, Torquay, Devon, TQ2 7QN

DESCRIPTION

The office is located on Broomhill Way, a popular business estate in Torquay. Close to the dual carriageway, this is a favoured spot for a number of national operators, including The Royal Mail, Screwfix and Tool Station.

The accommodation comprises of an open plan office with kitchenette facilities and a smaller partitioned office, with potential to be used as a director's office or store room. The office benefits from 2 parking spaces which are located to the side of Unit E2. Toilet facilities are shared with next door.

The accommodation briefly comprises:-

OPEN PLAN OFFICE

28' 3" x 11' 10" (8.6m x 3.6m)
With Kitchenette Facilities.

DIRECTORS OFFICE/STORE ROOM

8' 10" x 11' 10" (2.7m x 3.6m)

PARKING

The office is allocated 2 parking spaces to the side of Unit E2.

PHONE LINES

The landlord has a phone line system configured for the office. The tenant will be expected to contribute a percentage of the landlords cost to cover usage. Interested parties are advised to speak to the Agents, Bettesworths for further information.

TENURE

The office is available via a new lease, with exact terms to be agreed. Interested parties are advised to speak to the agents for more details.

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with Bettesworths. Tel. 01803 212021.

EPC EXEMPT

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

